026.0	0006	0017.D	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	828,200 /	828,200
USE VALUE:	828,200 /	828,200
ASSESSED:	828,200 /	828,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
83		MARATHON ST, ARLINGTON

OWNERSHIP

Unit #: 83

Owner 1:	LIN SHANWERN STEVE
Owner 2:	
Owner 3:	
Street 1:	5 VINCENT AVE UNIT 2
Street 2:	
Twn/City:	BELMONT
St/Prov:	MA Cntry: Own Occ: N
Postal:	02478 Type:

PREVIOUS OWNER

Owner 1:	FRANCESCON KATHLEEN -
Owner 2:	-
Street 1:	83 MARATHON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 1998, having primarily Vinyl Exterior and 2484 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B4	VEH OR BU		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	828,200			828,200
Total Card	0.000	828,200			828,200
Total Parcel	0.000	828,200			828,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 333.41 | /Parcel: 333.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	198126
GIS Ref	
GIS Ref	
Insp Date	05/17/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 026.0-0006-0017.D

!2196!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	813,400	0	.		813,400	813,400	Year End Roll	12/18/2019
2019	102	FV	800,200	0	.		800,200	800,200	Year End Roll	1/3/2019
2018	102	FV	727,300	0	.		727,300	727,300	Year End Roll	12/20/2017
2017	102	FV	651,300	0	.		651,300	651,300	Year End Roll	1/3/2017
2016	102	FV	477,600	0	.		477,600	477,600	Year End	1/4/2016
2015	102	FV	460,500	0	.		460,500	460,500	Year End Roll	12/11/2014
2014	102	FV	437,900	0	.		437,900	437,900	Year End Roll	12/16/2013
2013	102	FV	437,900	0	.		437,900	437,900		12/13/2012

PRINT

Date	Time
12/10/20	17:40:01

LAST REV

Date	Time
05/17/18	08:42:59

danam

USER DEFINED

Prior Id # 1:	198126
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2196

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRANCESCON KATH	57991-240		12/1/2011		435,000	No	No		
C & F REALTY	29638-115		1/8/1999		269,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	Measured	DGM	D Mann
3/2/2012	MLS	EMK	Ellen K
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7426																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO	Total:		Spl Credit	Total:

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	N - NONE

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1998	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	158 - 7117

DEPRECIATION

Phys Cond:	GD - Good	10. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		10.1 %

CALC SUMMARY

Basic $ / SQ:	245.00
Size Adj.:	0.74154592
Const Adj.:	0.98990101
Adj $ / SQ:	179.844
Other Features:	60869
Grade Factor:	1.21
NBHD Inf:	1.50000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	921298
Depreciation:	93051
Depreciated Total:	828246

COMMENTS

CONDO CONVERSION 9/96,Building Number 1.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 2				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	2
Totals			
1	6	3	

SKETCH

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	326.42
Special Features:	0	Val/Su Net:	333.41
Final Total:	828200	Val/Su SzAd	333.41

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,484	179.840	446,732

Net Sketched Area:	2,484			Total:	446,732
Size Ad	2484	Gross Are	2484	FinArea	2484

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 026.0-0006-0017.D

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: